

Article IX, Section 2 of the WRN Covenants places upon the HOA Board of Directors the responsibility to define the "neighborhood standard" and address issues of ambiguity that exist in that document. What follows attempts to add clarity, specificity, and consistency to the application of our Covenants.

### **WRN Architectural and Landscaping Philosophy**

Homeowners will not agree on issues of style. What one would consider tasteful, another will find tacky. What one considers decorative, another will find distracting. Visual harmony is best achieved through the consistent, uniform, homogeneous use of materials and architectural styles along with lush, well-maintained landscaping. If and when used, yard objects should be used very sparingly and should be integrated into an overall planned landscape design and not viewed as a standalone article.

In matters of structural improvements, the ACC will seek to ensure that homeowners use only materials of equal or higher quality than originally used in the home's construction. If a proposed project uses material that will not hold its value as well as the material it replaces, the project will be denied.

What follows are the WRN Board's guidelines for identifying enforcement actions and for adjudicating requests for architectural changes to homes in accordance with Article II, Section 1(a) of the Walker's Ridge North Declaration of Covenants. These are meant to supplement and do not supersede any provision set forth in Article VII of the Covenants.

***The Walker's Ridge North Neighborhood Standard  
for Property Maintenance and Appearance***

Address Numbers	Garage Doors	Porches
Arbors, Pergolas	Hammocks	Retaining Walls
Awnings	Holiday Decoration	Roofing
Basketball Backboards/Systems	Hoses	Satellite Dish, Antennae
Benches	Irrigation Systems	Siding
Birdbaths	Islands	Signage
Bird feeders	Lampposts	Statuary
Borders/Edging	Lawn Maintenance	Storage Sheds
Decking	Lighting	Storm Doors
Driveways	Mailboxes	Swimming Pools
Energy Conservation Equipment	Outdoor Furniture	Trees
Entry Features	Painting	Wind Chimes
Fences	Parking	Windows
Flags/Windsocks	Planting Areas/Beds	Window Grids/Inserts
Flower Pots/Planters	Playgrounds	Wreaths
Front Doors	Playhouses	Yard Art/Lawn Ornaments

**Address Numbers**

Street addresses are to be displayed on top of the neighborhood-adopted mailbox; they are not to be on the side of the mailbox or on the mailbox post.

Address affixed to other types of mailboxes used prior to the adoption of the neighborhood standard mailbox and post will not be displayed with stick-on decals nor metal appliques.

If the address is also displayed at the house entrance, the house numbers shall be a metal finish affixed to the door or tiles in a frame beside the door. House numbers will not be displayed with stick-on decals nor metal appliques, and they will not be displayed on the transom, sidelights, or door glass.

Street addresses are not to be painted on the curb.

**Arbors, Pergolas**

Arbors and pergolas are to be constructed of unpainted cedar, except for arbors attached to the house, which should be painted to match the house trim. No arbor will be placed closer to the street than necessary to serve as an entry into the backyard.

**Awnings**

Aluminum awnings are not allowed.

Canvas awnings that conform to the style of the house are allowable upon review by the ACC. Canvas awnings shall be replaced when faded in color or otherwise worn in appearance.

#### Basketball Backboards/Systems

The recreational opportunities that basketball represents to our youth cannot be denied. The visual impact of a basketball system, though, needs to be minimized as much as practicable.

Existing basketball systems should be kept in a state of good repair.

No backboard will be attached to the structure of the house unless approved by the ACC per Article VII, Section 12.

Portable basketball systems should be moved to an out-of-the-way location when not in use.

#### Benches

Benches should be integrated into the landscape as a place for sitting and of a style that complements the house.

Benches also need to be properly maintained, and have a good paint or stain and varnish finish.

#### Birdbaths

Must be integrated into a landscape plan. See Statuary.

#### Bird feeders

Not allowed where visible from the street.

#### Borders/Edging

Visible borders/edging in a given yard will consist of one type of material.

Borders will not consist of stamped metal or plastic strips unless used to keep grass from encroaching a planted area; in that case, the border should be well seated within the ground and not present a side view.

Border material will be kept properly aligned and upright, as appropriate for the type of material in use.

#### Decking

Fiber and wood content composites will be considered.

The ACC must evaluate and approve placement, materials, effects on surrounding terrain, design, and other aspects of the project prior to installation.

### Driveways

Driveways will be smooth, unstained concrete. No surface repair products will be used on a driveway if it changes the appearance of unstained concrete.

Driveway aprons and borders must be approved by the ACC.

### Energy Conservation Equipment

Solar energy collection panels and attendant equipment, or any other type of energy collecting equipment, shall be prohibited from being constructed or installed on any property unless suitably integrated/incorporated into the architectural design of a structure or very discreetly positioned behind the house as determined by the ACC.

### Entry Features

Many of our homes are severely exposed to harsh weather conditions. The addition of protective features to the entry of a home is encouraged; however, entry features shall not be altered, improved, or removed without ACC approval. The architectural features of the home must be preserved or enhanced by any modification to the home's entry.

### Fences

New privacy fencing will be constructed of natural treated cedar or pressure-treated wood.

Privacy fences in the neighborhood are natural in color. Fences may be stained in a color approved by the ACC, but fences will not be painted.

Chain link fencing is not allowed.

Vinyl, composite materials, and other materials will not be allowed; these materials might be allowed, however, for air conditioning unit shields/encasements or small decorative fences if they won't be directly visible by passersby.

Picket fencing might be considered in the same way as a small decorative fence that is not part of a prominent view; picket fencing will not be used for a privacy fence.

Basket weave and lattice fences will not be allowed.

Fences and posts will be of the same wood and color.

No fencing will project past the front side of a house.

No other fencing material will be allowed for any type of fence.

*Reference: Article VII, Section 8*

### Flags/Windsocks

Windsocks will not be placed where visible from the street.

School and Team flags will be displayed only on the days, weekends (Friday through Sunday), or playoff period when games are played.

Holiday and seasonal theme flags are allowed during the appropriate season.

Politically-themed flags are not allowed.

Military service flags are allowed.

The American flag can be displayed at any time, but the method of display must be appropriate and proper, and in accordance with rules established for the display of our national standard.

The preferred location for a flag is from a holder placed at a position flanking the front door or garage door. Limit is one flag, unless intended to be flown as a pair, e.g., a military service flag and American flag, then they can be flown together from the same area of the house.

### Flower Pots/Planters

Pots will be of a masonry material, i.e., cement or terra cotta, realistic-looking composite material, or a well-varnished wood.

Half whiskey barrels, containers that are obviously plastic when viewed from the street, and other types of containers will not be used.

No empty pot will be placed in view of the street.

Pots or hanging baskets with dead or plastic flowers will not be placed in view of the street.

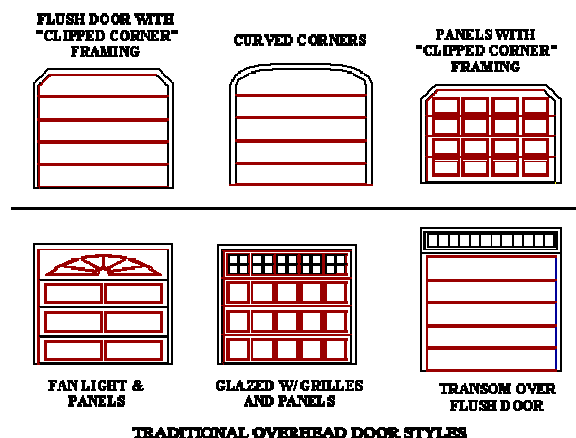
### Front Doors

There is no standard for front door types, hardware, finishes, or colors except for ensuring architectural design integrity with the home as determined by the ACC.

The color of painted doors will be subject to approval by the ACC; it is preferred that the door be painted the same color as the shutters.

### Garage Doors

Our homes are of a mix of mostly traditional styles with some Williamsburg-style homes. The style of a garage door installed on a home should be appropriate for the home. Garage doors will be of a traditional style, e.g., panels and windows or fanlights, made of wood or triple-layered (insulated) steel, and painted the same color as the house trim or house siding. Examples of acceptable styles include:



If a homeowner wants to install a vintage-type of garage door (characterized by plank doors with wrought iron hinges on the outer sides and pull handles placed in the middle

to give the appearance of a pair of front swinging doors) and/or paint the trim and panels a different color to create the popular Craftsman look, that request must be reviewed and approved by the ACC (Article VII, Section 14(h)). A vintage door will only be allowed as pairs of single doors - not for a double door.



Very careful consideration must be given to the architectural style of the house, as well as other elements of design with which the door will be coordinated, as a garage door style is considered.

*Reference: Article VII, Section 14(h)*

### Hammocks

Not allowed where visible from the street.

### Holiday Decoration

The installation of Christmas or seasonal holiday lights is restricted to the period that begins the day after Thanksgiving through January 14.

Other holiday-related decorations will also be limited for display to a period that encompasses that holiday. Unless otherwise specified, the decoration can be displayed two full calendar weeks prior to the week of the holiday and one full calendar week after. Halloween decorations can be displayed an additional week earlier.

*Reference: Article VII, Section 18*

### Hoses

Garden hoses in front of the house should be unseen from the street, if possible. The hose should be removed from the spigot and stored out of sight, if necessary. Hose holders/racks can be used only if there is no planted area in which to hide the hose.

### Irrigation Systems

The provisions of Article VII, Section 16 requiring ACC approval for the installation of an in-ground sprinkler system are waived.

### Islands

Islands should be raised with topsoil and planted with shrubbery, bulbs, and/or annuals and covered with fresh pine straw or pine bark mulch.

Edges should be neatly trimmed; see Borders/Edging for more information.

### Lampposts

Lampposts must use incandescent lighting and the posts should be of black metal. No Victorian-style lampposts are allowed. Lampposts should be positioned near the junction of the entry walkway and the driveway.

### Lawn Maintenance Requirements

Lawn maintenance is a year-round requirement with some seasons requiring more attention than others. Lawns must be kept neat, mowed, even, and free of unsightly weeds. Homeowners must maintain easements, as well.

Sidewalks, driveways and curbs must be edged regularly. Grass clippings and all other debris must be swept or blown off all concrete areas, including sidewalks, driveways, and streets. Yard debris will not be placed in drainage systems. Large clumps of grass scattered on lawns after mowing is not allowed.

### Lighting

The positive effect of exterior lighting can be negated if the fixtures are of an inartistic design, improperly installed, overused, or badly placed. It is advisable to use a professional service to install your lighting.

Exterior low wattage incandescent light fixtures will be small and unobvious to the observer.

Subtle walkway lighting is allowed and will be provided by low-wattage fixtures.

Lights will not be placed along the length of the driveway. Lights will not be used to mark a border.

Rope lights will not be allowed to be used as landscape lighting.

Area flood lighting will not be directed toward a neighboring property and used only when the illuminated area is in use.

Industrial or street lamps, and light poles for overhead lighting, will not be permitted.

ACC approval is required for all exterior lighting installations.

### Mailboxes

The only mailbox post to be used within the subdivision is the black 2" x 2" square post with round top with a standard No. T1 ribbed black metal mailbox with aluminum flag and steel latch, 7¼" w x 9¼" h x 19¾" l (a larger No. T2 mailbox, 8½" w x 10¾" h x 20¼" d, can be used with ACC approval; it must be replaced with a No. T1 mailbox when the requirement for the larger mailbox no longer exists).

Addresses will be displayed in gold numbers on a black background mounted on top of the mailbox. Address numbers will be displayed at no other location on the mailbox or post.

The USPS standard for mailbox height is for the bottom of the mailbox door to be 41 - 45" above the street and 6" - 8" back from the front face of the curb.

Mailboxes will be kept straight and upright.

Mailboxes are to be installed to the left of the driveway as you look toward the house.

Paint touch-ups, if needed, will be done with a high gloss black spray paint.

Each property will have only one mailbox. No separate mailbox will be used for business or other types of purposes, e.g., newspaper delivery.

Mailboxes are to be unadorned of decals or covers and other decoration, except as allowed during holiday periods.

Wrought-iron mailbox systems are available from Quality Post by Dean, 103 Heather Ct., Ball Ground, GA, ph. (770) 345-4229 or (770) 345-4507.

Rust-free cast aluminum posts and brackets, as well as the entire system with address plaque and mailbox, are available from Addresses of Distinction, 1450-A Roswell Rd., Marietta, GA. Order through their main office in Newnan, GA, ph. (770) 436-6198, and ask for the “WRN design with the ribbed standard-size mailbox”. An order form for AOD has been placed on the WRN website, as well.

Replacement mailboxes like those used by the aforementioned vendors can be found at many home improvement stores. The mailbox used by our WRN contractor is The Strong Box, black, ribbed, manufactured by the Solar Group; it can be found at Walmart. Please note that a similar mailbox at Home Depot by Gibraltar is not ribbed, but has a smooth (unacceptable) finish.

*Reference: Article VII, Section 14(c)*

### Outdoor Furniture

Outdoor patio furniture will not be placed in the front or side yard.

Garden benches and chairs are best placed close to the structure of the house if used in the front yard. Garden chairs or benches visible from the street must be integrated into the landscape and must be kept in good appearance and repair, to include the finish.

### Painting

All exterior paint projects must be approved by the ACC. This requirement applies to the application of existing colors, as well. (There are colors that we do not want repeated or reused within the neighborhood.) Exterior house colors will be chosen from a palette of subdued, muted colors referred to as “earth tones”.

Shutters will be painted in a semi-gloss finish.

Front doors, if painted, should be the same color as the shutters.

Garage doors will be painted in one color matching the same color as the house trim or house siding. Requests to paint a garage door in two colors may be considered by the ACC; but, if done, the panels and trim will be painted in colors that do not present a stark contrast.

### Parking

This is a detailed land plat map for Section 36, Township 37N, Range 10E. The map shows a grid of lots with various acreage values ranging from 1/4 to 1/8. A proposed road system is highlighted in red, starting from the northwest corner, passing through several lots, and ending near the southeast corner. Key features include:

- Cleveland Rd.**: Labeled at the top left and middle right.
- Glenview Rd.**: Labeled in the center.
- Highway 94**: Labeled along the bottom edge.
- Pond**: Indicated by a wavy line and labeled "Pond" near the bottom center.
- Acreage Values**: Numerous numerical values are scattered throughout the lots, such as 1/4, 1/8, 1/2, 3/4, 1/16, 1/32, etc.
- Section Number**: The number "36" is prominently displayed in the center of the section.

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will be constructed of wood, and screened or camouflaged as much as possible from the street.

Pitch-backs, soccer goals, and other field sports equipment must be stored out of view from the street when not in use.

### Playhouses

See Storage Shed.

*Reference: Article VII, Section 13*

### Porches

Additions of porch coverings will be performed by professional contractors and will be of an architectural design complementary of the house subject to ACC approval.

Porches will not be crowded with excessive pottery, chairs, benches, or other accessories. Access to the front door will be unobstructed.

### Retaining Walls

The use of architectural timbers, i.e., railroad ties, will not be permitted because their appearance does not keep over time; they are susceptible to warping, splitting, rotting and insect manifestation, and they could pose a health hazard (the EPA banned virtually all residential uses of chromate copper arsenate (CCA)-treated wood products on March 17, 2003).

Walls constructed of pavers/masonry systems must be of a texture/color that complements those materials used for the house.

Stone walls and brick walls are acceptable.

### Roofing

Roofing will consist of asphalt shingles in a color (e.g. black, charcoal or dark gray, dark brown) complementary with the color of the house. No light gray, red, green, or gray-blue tints will be allowed. The use of architectural shingles and/or roof vents is encouraged.

Roof installations are not required to be pre-approved by the ACC; however, the homeowner will notify the ACC of a planned roof installation prior to the commencement of work.

### Satellite Dishes/Antennae

Television receivers, antennae, satellite dishes, or similar devices must be less than one meter in diameter, must be placed at the rear of the residence, and the location must be approved by the ACC.

While the committee must allow placement where reception can be obtained, it is the responsibility of the property owner to show that all efforts were made to place the device in the least visible location. (Installers are notorious for advising homeowners to place the device where it can be most easily placed.)

*Reference: Article VII, Section 9*

### Siding

The siding used in the original construction of the homes in WRN is/was of masonite engineered wood planks.

Home siding replacements are being made with a superior fiber-cement product such as HardiPlank.

Vinyl siding will not be used in our neighborhood.

*Vinyl siding is considered a mid-grade home improvement that returns about 92.3% of its cost. Fiber-cement siding is a high-grade improvement returning 103% of its cost. (These are regional figures from Forbes Magazine and Realtor Online. Nationally, vinyl siding returns about 82%, improved vinyl siding 87%, and masonry siding 93% as reported in U.S. News and World Report, Nov. 2006).*

### Signage

Contractors signs may be placed on the property during the duration of the work; the sign must be removed upon completion of the work.

Security company signs must be placed in a planting bed next to the residence at a point of approach.

For Sale signs can be posted per Article VII, Section 7. No other signs may be placed at any other location in the neighborhood, except an Open House sign may be placed at the entrance of the subdivision during the conduct of such an event only.

Yard Sale signs may be posted within the subdivision only during the time that such an event is ongoing; they must be removed when the sale is not in progress.

Political signs cannot exceed 6 square feet in size and cannot be displayed more than 14 days prior to an election and must be removed no later than the day following the election.

No item of any type may be taped to a street or traffic signpost.

*Reference: Article VII, Section 7*

### Statuary

Not allowed where visible from the street unless integrated into the landscape. See Yard Art.

*Reference: Article VII, Section 19*

### Storage Sheds

Must be a wood frame structure covered with exterior plywood or a siding material matching the residence, sit on a foundation, have a gabled roofing system, painted in a scheme complementary to the main structure or in a subdued color to help it blend in with its surroundings, comply with the rules for easements from the property line, located in the least street-visible location practicable, and have no above-ground utilities extended to the shed from the house. Plastic or sheet metal sheds are not permitted. It should be screened with plantings, too.

Storage sheds must be approved by the ACC.

*Reference: Article VII, Section 13*

### Storm Doors

Storm doors must be full plain clear glass and framed to complement the front door. Their color should be the same color as the door and blend in with the door; it will not be of a color that provides a contrasting frame for the door.

Storm doors can be installed without ACC approval.

### Swimming Pools

The installation of swimming pools must be approved by the ACC; no above-ground pools shall be permitted.

### Trees

The removal of dead or visibly diseased trees is allowed without ACC approval.

If an arborist recommends the removal of a tree for a reason of safety or infestation/disease control, that can be done with ACC notification.

No tree having a diameter of eighteen (18) inches or more, measured at a point two (2) feet above the ground, no flowering tree or shrub, nor any evergreen shall be removed from any lot unless approved by the ACC.

Fallen trees (storm damaged or other natural causes) shall be reported to the ACC. Fallen trees and any residual stumps shall be removed within 30 days.

*Reference: Article VII, Section 17*

### Wind Chimes

If visible from the street, restricted to the area of the front porch.

### Windows

Only wood frame or vinyl windows with paintable frames and appropriate trim are acceptable.

Aluminum clad window frames are not acceptable.

Window installations require ACC approval.

### Window Grids/Inserts

If you remove the grids from one window visible to the street, remove them all. The side of the grids facing outside of the window should be the same color as the exterior trim of the window. If you have questions about the acceptability of replacement grids, please confer with the ACC.

### Wreaths

Door wreaths of dry flowers and/or live greenery are allowed; seasonally appropriate silk flowers may be displayed; plastic wreaths are not allowed.

### *Yard Art/Lawn Ornaments*

Article VII, Section 19 prohibits any decorative appurtenance from being placed in the front yard or in sight of the street unless approved by the ACC.

Statuary, a birdbath, a fountain, a flag/banner, a gazing ball are some examples of garden elements that could be acceptable for placement in the front or side yard if integrated into a landscape as an accent.